



Town of Sudbury

Planning Board

PlanningBoard@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

www.sudbury.ma.us/planning

MINUTES

WEDNESDAY, JULY 15, 2026 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Stephen Garvin, Vice-Chair John Sugrue, Clerk Anu Shah, Member Kirsten Roopenian, Member Julie Perlman

Staff Present: Director of Planning & Community Development Adam Burney

Mr. Garvin opened the Planning Board meeting at 7:30 PM, and requested roll call: Ms. Roopenian-present, Mr. Sugrue-present, Mr. Shah-present, Ms. Perlman-present, Mr. Garvin-present

Continued Public Hearing – Site Plan Modification and Stormwater Management Permit Modification 157 Woodside Road (Assessor's Map M09-0500)

Brian Marchetti Project Manager - 42 Tucker Drive Leominster, MA; and Jennifer and Richard Eckler, owners were present to discuss the matter with the Board.

Mr. Marchetti reported that the team responded to the comments from Horsely-Witten, comments from Conservation and comments from Planning. He reported there were only 2 comments from Conservation: one to verify the stream is not in the buffer zone, and the recommendation that Conservation be notified prior to beginning construction so they can inspect the erosion control line.

Mr. Marchetti stated he has added a construction entrance to the plan, construction materials information and equipment storage areas, 20 additional parking spaces were added, relocation of fencing around the building, chicken coop to be removed and the fence will be re-attached to the main building with the wooden walkway to be removed.

Mr. Burney stated the applicant has filed an application with the Design Review Board, as required by the Town Bylaws.

Mr. Shah inquired if architectural plans were submitted to the Board. Mr. Burney replied they were submitted to the DRB. He commented that increasing the parking lot closer to the street is not as appealing as having the increased parking around the circle.

Ms. Roopenian stated her preference would be to leave the tree close to the parking area.

Ms. Perlman agreed with the comments about the parking area.

Mr. Sugrue stated his preference is having the additional parking at the front and not along the circle.

Mr. Garvin reminded the applicant to include the covered walkway in his impervious calculations.

Mr. Eckler stated the tree in the parking area is diseased and dying.

Mr. Shah motioned to continue Site Plan Modification and Stormwater Management Permit Modification 157 Woodside Road (Assessor's Map M09-0500) to the 8/12/26 meeting of the Planning Board. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.

Public Hearing Scenic Road Tree Removal (Eversource) along Concord Road, Plympton Road, Candy Hill Road and Water Road

Matthew Mitchell, ISA Certified Arborist - Eversource 247 Station Drive, Westwood was present to discuss the matter with the Board.

Mr. Mitchell provided a power point presentation for 342-H7 Resiliency Project.

Mr. Mitchell stated the resiliency project clearance is 15'X15' and 25 feet overhead with the emphasis on the overhead. He reported the purpose of the project is to reduce the frequency and severity of power outages caused by storm events.

Mr. Mitchell stated the undergrowth trees in will not mature into canopy trees. He stated Water Row and the section of Concord Road immediately abutting Lincoln Sudbury Regional High School (LSRHS) could serve as a trial.

Mr. Mitchell proposed grouping trees into hazard categories and applying a severity rating.

Mr. Burney reported that Mr. Mitchell has placed notices of removal on all the trees greater than 4 inches to be removed as part of this project.

Mr. Garvin suggested the Board discuss the 8 trees listed as type 3.

Ms. Perlman agreed with the proposal to remove the dead trees.

Mr. Shah stated the Scenic Bylaw sometimes protects the vegetation which blocks what is scenic.

Ms. Roopenian stated Water Row, Plympton Road, Candy Hill Road and Concord Rd. are scenic because of the tree canopy, historic nature and stone walls. She stated the Board's charge is to make sure the trees Eversource is proposing to remove, are justified and to make sure the character of the Town is maintained.

Ms. Roopenian recommended Eversource donate to the tree fund instead of replanting trees.

Mr. Sugrue commented that the area of the locations listed is where the tree canopy spans the road.

Mr. Garvin recommended cutting the undergrowth around Concord Road close to LSRHS, as a test case.

Resident Simon Barker 188 Newbridge Road commented that tree # 14088 on the plan looks as healthy as any oak tree on the road. Mr. Mitchell replied that the tree was listed on the bottom of the hazard rating category.

Mr. Shah motioned the Planning Board approve the removal of the following trees in the Scenic Road Tree Removal (Eversource Plan) along Concord Road, Plympton Road, Candy Hill Road, and Water Row numbered in the Eversource presentation: 40933, 40981, 40999, 45397, 45428, 101-2, 101-3 Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.

Mr. Shah motioned to continue Public Hearing Scenic Road tree removal (Eversource) along Concord Road, Plympton Road, Candy Hill Road and Water Row to the Planning Board meeting on 8/12/26. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.

Approval Not Required Plan (ANR) – 24 Goodnow Road (Assessor’s Map G07- 0501)
Stormwater Management Permit Modification Request – 24 Goodnow Road (Assessor’s Map G07-0501)

Ben Maiden, owner 24 Goodnow Road was present to discuss the matter with the Board.

Mr. Maiden provided the history behind the request. He stated his neighbor approached him and inquired about a land swap. He detailed swapping land on the back of the parcel with a small piece on the street would allow relocating the driveway closer to the house and could eliminate a retaining wall.

Mr. Burney reported the proposal reduces the site work and makes the site better for future homeowners.

Mr. Garvin suggested review of the stormwater management plans.

Mr. Shah stated he prefers the driveway approach to the house in a slightly more serpentine way, first to the front door then to the mud room.

Mr. Burney inquired if the Board required a new stormwater plan including a public hearing. Mr. Garvin replied a minor modification of the stormwater permit already approved with a review by Horsley Whitten.

Mr. Shah motioned that the Planning Board endorse the Approval Not Required (ANR) for 24 Goodnow Road (Assessor’s Map G07-0501). Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.

Grouse Hill Condominium Capital Improvement Project Request Unit 32 Old Framingham Road Unit 49 (Assessors Map M07-0006)

Lisa Cardinal, owner unit 49, 32 Grouse Hill Condominium was present to discuss the matter with the Board.

Mr. Burney reported the unit is presently in the process of being transferred. He stated Ms. Cardinal is currently part of the ownership group who installed a number of appliances and is looking to include these in the sales as capitol items. They include dishwasher, washer, furnace and security system. Ms. Perlman stated in the commercial area the security system is not considered a capitol improvement.

Mr. Shah motioned to approve the Grouse Hill Condominium Capital Project Request Unit 32 Old Framingham Road Unit 49 (Assessors Map M07-0006) for all elements in the application except the security system. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.

Mr. Shah motioned to approve the Grouse Hill Condominium Capital Project Request Unit 32 Old Framingham Road Unit 49 (Assessors Map M07-0006) for the security system. Mr. Sugrue seconded the motion. It was on motion 3-1-1; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-no, Garvin-abstain.

565 Concord Road & 563 Concord Road (FKA Lot B) (Assessor's Maps F10-0013& F10-0229) – Time Extension Request for Stormwater Management Permit #21-17

Mr. Burney stated the homeowner has had a second ANR approved which still has not been recorded which the stormwater permit depends on. The owner is presently looking to sell the lot.

Ms. Perlman inquired what the time period is. Mr. Garvin replied we normally grant a 2-year extension.

Mr. Shah motioned to approve a 2-year extension to 7/15/2028 for 565 Concord Road & 563 Concord Road (FKA Lot B) (Assessor's Maps F10-0013& F10-0229) permit #21-17. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye.

Battery Energy Storage System Bylaw Introduction

Mr. Burney reported the Energy and Sustainability Committee have proposed a draft bylaw and will present it at the next meeting of the Planning Board.

Mr. Garvin stated there are different types of battery storage systems and how the bylaw might regulate the different types of systems. He stated he expects the Sustainability Committee to propose setbacks and what they have seen in other towns.

Mr. Garvin is looking for input from the Fire Chief on different issues with the battery storage systems.

Mr. Shah inquired about the size of the units to be covered by the bylaw. Mr. Burney stated the home systems are allowed by right under the building code.

Mr. Sugrue reported the bylaw cannot be too restrictive and must be approved by the state.

Ms. Roopenian questioned if the town will be penalized if no bylaw is in place by December 1.

Mr. Burney reported this will be part of a comprehensive permit for renewable energy.

Master Plan Implementation

No discussion.

Citizens' Comments on Items Not on Agenda – No Comments Received

No comments received.

Minutes for Approval: of June 24, 2026

Mr. Shah motioned to approve the Planning Board Minutes of June 24, 2026, as amended. Mr. Sugrue seconded the motion. It was on motion 5-0; Shah-aye, Roopenian-aye, Sugrue-aye, Perlman-aye, Garvin-aye

Committee Member Updates

Ms. Roopenian reported CPC applications are now being accepted.

Administrative Report

Nothing to report.

Future Meeting Schedule: – August 12, 2026 – September 9, 2026 – September 23, 2026

Mr. Garvin reported the next meeting of the planning board is on August 12.

Possible Future Agenda Items Ongoing Items/Hearings:

Adjourn

Mr. Sugrue adjourned the 7/15/26 Planning Board Meeting.

There being no further business, the meeting of the Sudbury Planning Board adjourned at 9:34 PM.